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# LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY

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## AGENDA

THURSDAY, FEBRUARY 14, 2019

CITY HALL, 125 N. MAIN STREET

**9:00 AM EXECUTIVE SESSION, CONFERENCE ROOM A, FOURTH FLOOR (Jon McCreery, Chair)**

**10:00 AM PUBLIC SESSION, CITY COUNCIL CHAMBERS (Jon McCreery, Chair)**

**A. ROLL CALL**

**B. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING**

**C. SECRETARY'S REPORT**

**D. CONSENT AGENDA (Lisa Wilbanks, Chair)**

The Consent Agenda is set during Executive Session. Cases placed on the Consent Agenda will be voted on as a whole. If any member of the Board or audience wishes to remove an item that has been placed on the consent agenda, please proceed to the front podium and ask that it be removed.

**E. REGULAR AGENDA (Margaret Pritchard, Chair)**

The Regular Agenda is ordered in the following manner: Subdivisions ("S"), Subdivision Final Plat and PD Final Plan Revocations ("SR"), Street & Alley Closures\* ("SAC"), Street Dedications\* ("SD"), Street Name Changes ("SNC"), Special Exceptions ("SE"), Planned Developments\* ("PD"), Special Use Permits\* ("SUP"), Rezoning\* ("Z"), Zoning Text Amendments\* ("ZTA") and Comprehensive Plan Adoption\*; first by Held Cases, then by New Cases. Those cases in the categories with an asterisk ("\*") with the current year in their case number proceed as a matter of course to the Memphis City Council or Shelby County Board of Commissioners (for those cases with the suffix of "CO"). All other cases on this agenda, including correspondence cases, are appealable to the legislative bodies.

**SET THE REGULAR AGENDA**

At this time, the Board may elect to change the order of the cases as they are listed on the agenda.

**HELD CASES**

The following cases were heard during a previous Land Use Control Board hearing and placed on today's agenda. Since a date certain for re-hearing was established for these cases by the Board during a public hearing, mailed notice was not re-issued. These cases are to be differentiated from cases classified as "new" but contain a staff recommendation of "hold." Cases may be held up to 30 days without the consent of the applicant and 90 days with the consent of the applicant.

1. [PD 94-332](#) (CORRES): CORDOVA: modification to permitted uses at shopping center at SE corner of Dexter and Bonnie Lane to allow sales of secondhand clothing. Staff Planner: Marion Jones; Staff Recommendation: Approval with conditions (*this case was held for a period of one month by the Board during its January 10, 2019, meeting*)

2. [PD 18-39](#): MIDTOWN: mixed-use building at 1934/1949 Poplar. Staff Planner: Don Jones; Staff Recommendation: Approval with conditions (*this case was held for a period of one month by the Board during its January 10, 2019, meeting*)
3. [PD 18-41](#): CORDOVA: commercial development at SW corner of US 64 and Cobb. Staff Planner: Marion Jones; Staff Recommendation: Approval with conditions (*this case was held for a period of one month by the Board during its January 10, 2019, meeting*)
4. [PD 18-42](#): WELLS STA: construction debris landfill on 85 acres east of Tant, west of I-40 and north of CSX RR. Staff Planner: Don Jones; Staff Recommendation: Hold for one month (*this case was held for a period of two months by the Board during its December 13, 2018, meeting*)

#### **NEW CASES**

5. [S 16-09](#) (CORRES): GERMANTOWN ADJ: modification to Allelon subdivision on east side of McVay, north of Messick to allow private streets. Staff Planner: Dustin Shane; Staff Recommendation: Approval with conditions
6. [S 18-38](#): WESTHAVEN: reconfiguration of two lots at 460 and 470 W. Holmes into three lots. Staff Planner: Marion Jones; Staff Recommendation: Hold for one month
7. [SAC 19-01](#): NORTH MEMPHIS: closure of alleys in block bounded by Chelsea, Sylvan, Colby, and Clyde and closure of Clyde between Sylvan and Colby (companion case to PD 19-01). Staff Planner: Don Jones; Staff Recommendation: Approval with conditions
8. [PD 18-29](#): HEIN PARK ADJ: modification and site plan approval of cottage development at 672 N. Trezevant. Staff Planner: Jeffrey Penzes; Staff Recommendation: Hold for one month
9. [PD 19-01](#): NORTH MEMPHIS: new school on N side of Chelsea, between Sylvan and Colby (companion case to SAC 19-01). Staff Planner: Don Jones; Staff Recommendation: Approval with conditions
10. [SUP 19-02](#): SOUTH MEMPHIS: auto sales at NW corner of Crump and Polk. Staff Planner: Josh Whitehead; Staff Recommendation: Rejection
11. [Z 354](#) (CORRES): EAST MEMPHIS: modification to shopping center plan on W side of Mendenhall, S of Poplar and RR to allow additional square footage. Staff Planner: Staci Tillman; Staff Recommendation: Approval with conditions
12. [ZTA 19-1](#): annual amendments to the Unified Development Code; Staff Recommendation: Approval
13. [Resolution](#) of the Land Use Control Board adopting the Memphis 3.0 Plan as the General Plan for the City of Memphis; Staff Recommendation: Approval
14. [Resolution](#) recommending that the Memphis City Council adopt the Memphis 3.0 Plan as the General Plan for the City of Memphis; Staff Recommendation: Approval